

DRAFT



**SCOTTSDALE HOUSING BOARD
One Civic Center 3rd Floor Conference Room
7447 E. Indian School Road, Scottsdale AZ
November 9, 2004
MINUTES**

PRESENT: Del Monte Edwards, Chair
Joseph Priniski, Vice Chair
Barbara Williams
Robert Southworth
Gary Morgan

STAFF: Molly Edwards, Staff Liaison
Mark Bethel, Community Assistance Manager
Paul Ludwick, Human Services Manager

CALL TO ORDER

Chair Edwards called the regular meeting of the Scottsdale Housing Board to order at 5:00 p.m.

APPROVAL OF MINUTES

**October 12, 2004 Housing Board.
October 22, 2004 Housing Board Retreat.**

Chair Edwards requested a correction to the October 22, 2004 retreat meeting minutes. On page 2, Mark Better should be changed to Mark Bethel.

Board Member Williams made a motion to approve the minutes of the October 12, 2004, and October 22, 2004 meetings as amended. Board member Morgan seconded the motion and passed unanimously.

PRESENTATION ON THE CONSOLIDATED PLAN

Mr. Ludwick provided information on the 2005-2009 Consolidated Plan housing goals. He reviewed the premises and methodology used in the development of the goals.

He explained the Housing Needs Table is derived from the Table in the Consolidated Plan Management Process tool on the HUD web page for the Consolidated Plan. The assumptions in the preparation of the draft goals include:

- The Consolidated Plan only requires goals for assistance to households with incomes below 80% of median.
- The number of units of Section 8 Rental Assistance will not decrease.
- One 35 unit rental property will opt out of HUD mortgage assistance and vouchers will be contracted to the City.
- Turnover in the Section 8 program will continue at about 3 units per month.
- Household and income distribution will remain constant in Section 8, CDBG and HOME assisted programs.
- Assistance in the Single Family Rehabilitation will continue at about the same level.
- Acquisition and rehabilitation of rental properties will continue at about the same level.
- Homebuyer assistance will increase by about 24% because of the American Dream Down payment Initiative, HOAP and FSS Escrow Accounts.
- New home ownership among households with less than 30% of the median income is possible but not statistically significant for the purpose of setting goals.
- Households currently receiving Section 8 assistance are paying 30% of income for housing expenses.
- Households on the Section 8 waiting list that will be assisted during the five years are paying more than 50% of income for housing assistance.

He stated the work sheet on lead hazard was developed from 2000 Census Data based on the statistical distribution of a HUD study from 2002. Goals for addressing lead hazard will be based on units assisted through HUD programs.

He reported the goals listed on the worksheet that was distributed are based on the continuation of services in Section 8, Housing Rehabilitation, and Emergency Repair, Home buyer Assistance and Acquisition and Rehabilitation of rental properties that might either present themselves serendipitously or which might be actively pursued. However, it is important to identify the resources to fund the goals, their relative priority and the likelihood that the goal can be met.

Mr. Ludwick reviewed the Comprehensive Housing Affordability Strategy (CHAS) tables for housing needs that were included in the most recent housing study. He responded to questions and comments from the Board members' regarding the Consolidated Plan.

The Board members' discussed adding verbiage to the Consolidated Plan that the Housing Board would look for opportunities to do a Signature Project that is rental housing either new or existing targeting a minimum of 100 units. Mr. Ludwick explained that he would identify the funding source as affordable housing bonds for the purpose of the plan.

Mr. Ludwick reviewed the survey questionnaire noting that there was a 20 percent return. He explained that the survey is used to establish the priorities. Board Member Williams inquired if the goals are responding to the local priorities. Mr. Ludwick replied in the affirmative.

Board Member Williams stated Scottsdale should be involved in the planning process and review for regional issues for affordable housing such as but not limited to homelessness.

BOARD DISCUSSION ABOUT NEXT YEAR'S FUNDING CALENDAR

Ms. Edwards requested the Board decide on which funding meetings they would like to participate in with respect to the CDBG, HOME, and other funds available.

Chair Edwards stated the Housing Board needs to determine whether they want to participate in the February 9, 2004 meeting. Board Member Priniski stated that time wise he did not think they should attend. Board Member Williams stated that she felt they should because those proposals could include housing issues.

Board Member Williams moved that the Housing Board participate in the February 9, 2005 Scottsdale Cares, General Funds, Endowment Fund meeting as a Joint Human Services/Housing Board meeting. Second by Board Member Southworth. The motion passed by a vote of four (4) to one (1) with Board Member Priniski dissenting.

Chair Edwards inquired if the Board wanted to hold the February 8, 2005, regular Housing Board meeting due to the added joint meetings in February. The consensus of the Board was to reschedule the meeting to February 15, 2005.

Board Member Williams moved to hold the February Housing Board meeting on February 15, 2004, 5:00 p.m. in this room. Second by Board Member Priniski and passed unanimously.

Mr. Bethel reported the Board Members' would receive both of the application binders prior to those meetings.

Board Member Morgan inquired about the voting process at the joint meetings. Mr. Bethel stated that prior to those meetings staff would provide an overview of how the voting process would work.

UPDATE ON BY-LAWS AND CITY CODE AMENDMENT PROCESS

Ms. Edwards provided a brief update on the by-laws and City Code amendment process for getting approval from the City Council. She further reported the proposed change would be to hold the election of officers' in June so the officers' elected this October would serve a short term.

Board Member Williams moved to amend the Bylaws to change the election of Chair and Vice Chair from October to June. Second by Board Member Morgan and passed unanimously.

Ms. Edwards reported this would go to the City Council for adoption. She further reported that when a date is set, she requested the Housing Chair attends.

STAFF REPORT

Mr. Bethel reported the Scottsdale Housing Authority Section 8 Program received a high CMAP score. He provided a brief overview of the Utilization Report.

Ms. Edwards passed out the Home Remodeling Workbook that she and a number of other staff put together as part of the City's overall revitalization efforts.

ADJOURNMENT

A motion was made by Board Member Southworth to adjourn the meeting. Board Member Priniski seconded the motion. The regular meeting of the Scottsdale Housing Board was adjourned at 7:20 p.m.

Respectfully Submitted,

"For the Record" Court Reporters